

# Building Program

*First Congregational United Church of Christ  
PO Box 217  
Harford, PA 18823*

Building Committee: Melissa Clarkson, Jacquie Phillips, Harry  
Gardner, Richard Masters, Brad Millard

Feb. 7, 2010

# Background

**Committee Charge:** Develop a building plan that addresses the congregation's current needs.

**Sources Used:** All "committee meetings", surveys collected from each committee, discussions with members and leaders of the congregation, committee members and Barden Homes Commercial Churches.

# What are our current needs?

1. Handicap accessibility
2. Handicap bathroom's
3. Church Office
4. Pastor's Office
5. Sunday School space / improvements
6. Choir room
7. Storage space

# High Level Design Highlights

1. Draft design includes approx. 3,000 square foot of additional space (similar design to last building proposal in 1987)
2. Connects Lecture Hall, new addition, and Sanctuary into one building with handicap accessibility throughout main floor
3. Handicap access into Sanctuary from south side of church Narthex
4. Handicap ramp from pew level to main level in front of church
5. Male and female handicap bathrooms with baby changing stations
6. New entry way with foyer and coat racks on south side of new addition
7. Secretary and Pastor's offices (multi-use for meeting space), nursery, choir room, storage space
8. "Fellowship" area by moving existing stairs in Lecture hall and center wall
9. Updates to Lecture Hall to improve Sunday School environment
10. Eliminates current parking on front right side of church driveway
11. Replaces lost parking space and adds some for growth
12. Will allow for future expansion off back of new addition (further into parking lot)
13. Not priced to match architectural style of Church

# Barden Package Overview

- All framing and interior trim materials included per plan
- Panelized construction (walls, trusses, etc are assembled and shipped from factory)
- PT sill plate, 2x6 exterior walls , 2x4 interior walls
- Crawl space (no basement, but can be added for additional cost)
- Sub floor at crawl space area's is 3/4" tongue & groove plywood
- Vinyl siding with building wrap, vinyl soffit, aluminum fascia
- Cambridge 30 yr fiberglass shingles, ridge vent, ice & water shield, 15# felt paper, metal drip edge
- Option to upgrade to anything a lumber yard can supply (wood siding, fiber cement siding, custom trim, windows to match church, etc)
- See appendix A for more details

# Building Recommendations

1. Barden package with Milestone Construction Management providing construction management services
2. Handicap Accessibility
  - a. Exterior ramp (through south side of Narthex)- PVC non-skid surface, vinyl railings to match church
  - b. Interior ramp (construct 10' ramp by removing 3 rows of pews on left center and side of church
    - Will allow for seating area for wheel chairs, etc.
  - c. Male and female handicap bathrooms
  - d. Appropriate size and location of handicap parking spaces
  - e. Research grants for handicap access

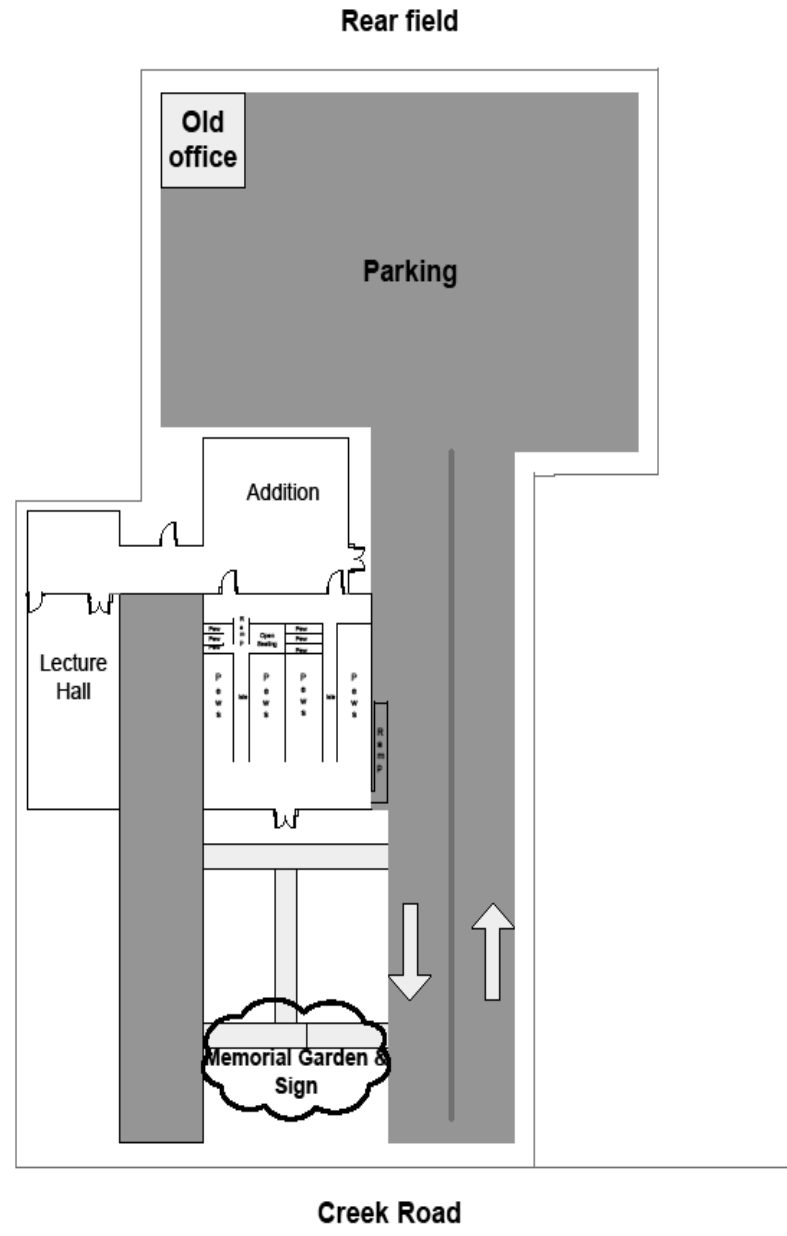
## Building Recommendations- Cont.

3. Church property changes
  - a. Driveway between church and lecture hall is closed to allow buildings to connect
  - b. In and out driveways on south side of church
  - c. Move Memorial Garden to front of church lawn to compliment new church sign and create welcoming image
  - d. Add new parking where existing office and memorial garden is
  - e. Eliminate current office (recommend effort to determine what items we really need to keep)
  - f. If saving office move to rear of parking lot where new parking ends (no electric)

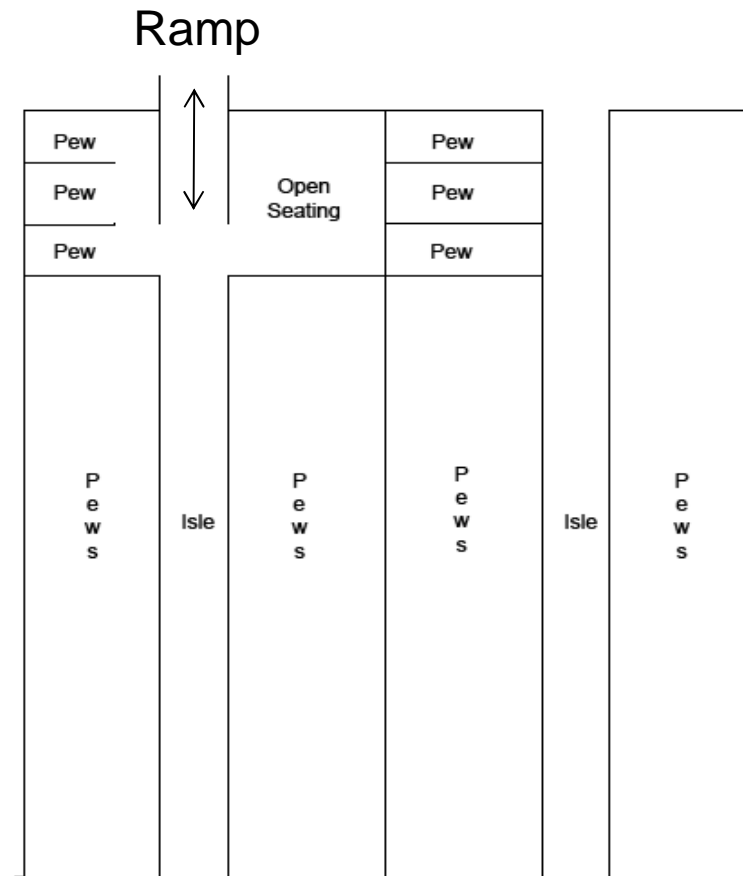
## Building Recommendations- Cont.

4. Lecture Hall reconfiguration / upgrades
  - a. Removal of existing bathrooms, nursery, water fountain, remove center wall to create an open "Fellowship" area, relocate basement stairs
  - b. Christian Education "owns" space to left of Fellowship area but is still multi-use space for dinners, large meetings, etc
  - c. New flooring through out to match flooring in new addition
  - d. Fresh paint throughout
  - e. New carpet/rug to replace existing orange rug or refinish wood floor
  - f. Funding for other misc. upgrades that Christian Ed requires (new central divider, portable dividers for classrooms, storage cabinets, etc)
5. Select "clerk of the works" to oversee construction (interface between Construction Mgmt Services and Church)

# Site Plan



# Interior Ramp



# Supporting Recommendations

1. Sell Parsonage via "For Sale by Owner" sign
  - a. Sale handled by attorney chosen by church
  - b. Require buyer to pay all closing costs (no costs to church)
  - c. Appraised at \$ 125,000
  
2. Stewardship / Financial Committee / Fund Raising
  - a. Building Fund drive: immediately
  - b. Other fundraisers
  - c. Research UCC funding, UCC loans, local bank loans, etc
  - d. Research what amount of liquid reserves a church should have available based on congregation size, property, debt, etc
    - Based on above, could general funds be available to be used toward building
  
3. Use Building Fund
  
4. Use Memorial fund

# Building Costs

Item	Amount
Barden Package	\$ 355,000.00
Site work (excavation, etc)	\$ 50,000.00
Driveway / Parking	\$ 35,000.00
Lecture Hall Renovations	\$ 15,500.00
Exterior Church Ramp	\$ 10,000.00
Interior Sanctuary Ramp	\$ 2,500.00
Office furnishings	<u>\$ 3,500.00</u>
<b>Total</b>	<b>\$ 472,000.00</b>

# Financial Overview

<u>Accounts</u>	<u>Funds Current</u>	<u>Funds After</u>	<u>Funds for Building</u>	<u>Amount</u>
General	\$ 118,286.00	\$ 118,286.00	General	\$ ??
Checking Account	\$ 2,259.00	\$ 2,259.00	Parsonage Proceeds	\$ 125,000.00
Hudson Trust	\$ 15,330.00	\$ 15,330.00	-----	-----
Building Fund	\$ 22,515.00	----- -	Building Fund	\$ 22,515.00
Memorial Fund	\$ 33,663.00	----- -	Memorial Fund	\$ 33,663.00
			Fund Drive	<u>\$ ????????????</u>
<b>Total Church Funds</b>	<b>\$ 192,056.00</b>	<b>\$ 135,875.00</b>	Total	<b>\$ 181,200.00</b>
			Building Cost (pg. 12)	<u>\$ 472,000.00</u>
			<b>Funds needed to raise and borrow</b>	<b>\$290,800.00</b>

# Next Steps

Feb 14: Voting during worship service:  
1) Vote on selling the Parsonage  
2) Vote on continuing the Building Project

Feb: Financial Committee formed

Feb - Apr: Building Fund Drive

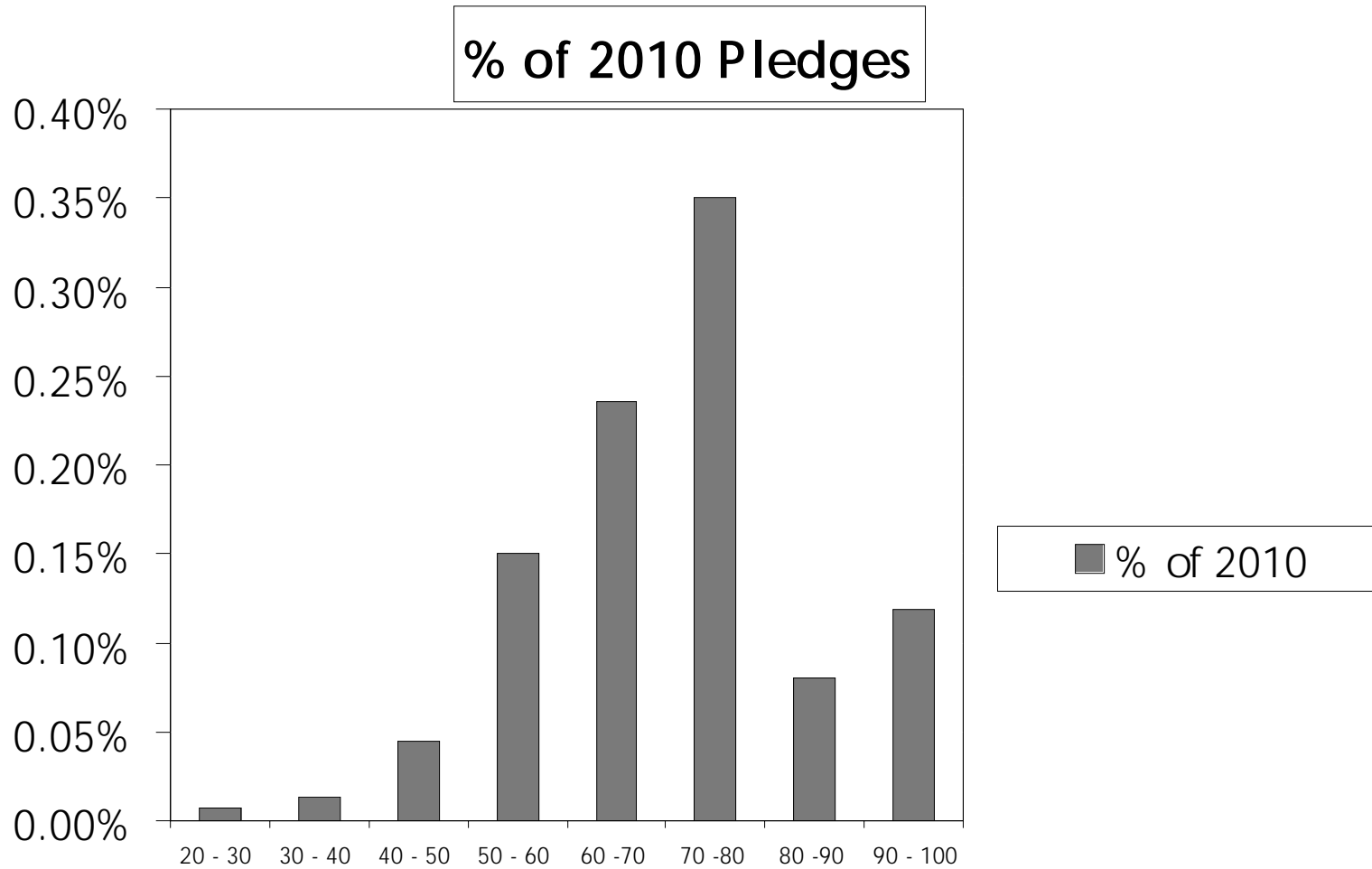
May: Financial Committee results presented to  
Congregation (total raised, recommendations, total  
needed to borrow, monthly payment, etc)

May: Congregation votes on construction of  
building

Questions?

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# Age vs. Pledges



# Appendix

1. All costs are strictly preliminary estimates. Final costs would be determined after official grades and elevations are taken, final buildings plans are completed, and bids are collected.
2. Construction mgmt services handles all aspects of building including oversight to ensure work is done properly, permits, scheduling, etc.
3. Construction mgmt services allows church to decide who subcontractors will be.
4. Approx. cost per sq. ft is \$104.02
5. Exterior ramp option is recommended due to it being multi-use, no reliance on power, no mechanical upkeep, and no enclosed structure required.
6. Handicap Lift option for exterior church access (requires enclosed structure for weather protection)
  - a. Used lift from church in Binghamton: \$2,500 plus building enclosure costs
  - b. New lift: \$13,000 plus building enclosure costs
7. Church members could do some work to save money (move Memorial Garden, demolition, insulation, etc)